

# CITY MUST HAVE 4,500 NEW HOME ACRES A YEAR

Builders Will Exhaust All the  
Outlying Sites by  
1922.

9,365,375 PEOPLE THEN.  
Future Immense Population  
Must Find Houses in  
the Suburbs..

New York is spreading at the rate of  
4,500 acres a year.

The metropolis is transforming that  
vast area of farm land or waste land  
into home sites. Each acre is making  
homes for forty-five persons on an average.  
Builders are housing 202,000 persons  
a year on the 6,000 lots which are  
contained in the 4,500 acres.

If the rate of growth is maintained,  
New York will have exhausted its vacant  
home sites within fifteen years.  
Then the population of the greater city,  
with its New Jersey suburbs, will have  
passed 9,000,000. The entire area will be  
covered with an average of forty-five  
persons to the acre.

Manhattan then will not have any  
where near its 2,000,000 population of to-  
day, according to students of metropol-  
itan transformation. The great masses  
of people will live in the suburbs and  
come into Manhattan each day to trans-  
act business. Manhattan will be one  
gigantic mill. What homes it may  
have will be in expensive hotels or in a  
few unattractive tenement districts  
which have been found unavailable  
for any form of commerce.

Before 1922 business will have forced  
the home population out of Manhattan,  
unless the established rate of trade ex-  
pansion is to be halted. The forcing  
out of the masses will make a dense  
suburban population. And the rapid  
increase in the number of people will  
cause much congestion in outlying dis-  
tricts.

To Cover 250,000 Acres.

A glance at the area available for  
New York's expansion shows how the  
continued growth of business and popu-  
lation must crowd every acre into use.  
In the entire suburban zone are 250,000  
acres. Of these, 210,000 are in the five  
boroughs of the Greater City and 40,000  
are in the New Jersey suburbs. Manhat-  
tan has 12,000 acres; the Bronx, 28,000;  
Brooklyn, 80,000; Richmond, 8,000;  
Queens, 80,000. But 20,000 acres have  
been withdrawn from private use to be  
devoted to parks and cemeteries, while  
\$50,000,000 of 45 percent to each acre.  
Only 70,000 acres thus are left in an  
unimproved state.

From these 70,000 acres builders are  
taking their 4,500 acres a year. When  
they get them all covered with homes,  
New York's 200,000 acres of available  
land, with the average of 45 persons to  
the acre, will hold a population of  
9,000,000. And carefully prepared esti-  
mates by experts on population statis-  
tics give to the same area a population  
of 9,365,375 in 1922.

Crowd Homes Into Suburbs.

It is plain that the growth of busi-  
ness in Manhattan will crowd the resi-  
dential population into all the sur-  
rounding suburbs. Indeed, the masses  
concentrating in Manhattan may not be  
entirely as the residential sections.  
The suburban districts nearer Manhat-  
tan are being transformed already  
into a zone of dense flat-house popu-  
lation. It is believed that such devel-  
opment will become very marked and  
that the area of population density has  
begun its final movement outward from  
Manhattan in all directions. In other  
words, instead of growing almost ex-  
clusively along the northward line, as  
in the past, New York has started a  
greater growth east, south and west.

It is an enormous population over-  
flow. With the yearly increase of 80,000  
persons, due largely to an immigrant  
invasion of 200,000. New York's masses  
are rushing out along the lines of least  
resistance in an eager quest for cheap-  
er home-sites. And the lines of least  
resistance naturally are the new rapid  
transit subways, three of which will be  
opened for traffic next fall. They will  
carry the masses to thousands of at-  
tractive home acres on Long Island and  
in New Jersey.

The great benefits to be derived from  
the new subways are understood better  
when it is realized that only 20,000 of  
the present 130,000 acres devoted to  
home and business uses are in the rapid  
transit zone. New roads next fall  
will draw the other 110,000 acres into  
the zone of express transit. Roads  
under construction to be opened within  
the next two years will take in the re-

maining 70,000 acres. All parts of New  
York's metropolitan district of 250,000  
acres then will be in express communi-  
cation with all centers.

New Jersey Makes Ready.

The recently organized New Jersey  
New York Real Estate Exchange is  
making active preparations for the open-  
ing celebration of the McClellan tunnel.  
An appeal will be issued to the mayors  
of all New Jersey cities to appoint hon-  
orary committees. They will have a  
banquet at the Hotel Astor, to which  
the governors of the two tunnel-con-  
structing States are to be invited, with a  
host of distinguished guests. The plan  
contemplates a marine pageant along  
the Hudson River and the bay, with a  
display of fireworks at night.

Secretary F. W. Creighton reports that  
New Jersey really mean are in a unit  
in favor of the new exchange. In trav-  
elling through the State he finds a con-  
sensus of opinion that New Jersey  
stands on the threshold of a great  
awakening. In hastening the era of  
prosperity and in leading it along safe,  
conservative lines, the exchange is ex-  
pected to prove a powerful instrument.

Rahway Boom Grows.

At Rahway Estates the Kline Realty  
and Improvement Company announces  
the opening of its seventh section to-  
morrow. The property is 100 feet above  
sea level. It is being sold for \$200 an  
acre.

The company is arranging for another  
advance in price soon in response to  
the large demand by real estate ex-  
pert and private investors who are  
going to build as soon as plans can be  
prepared.

The company offers \$200 to each in-  
dividual who builds a one-family house  
within a year. A church and a school  
have been built on the property. There  
are a number of new houses. Arrange-  
ments have been made for a trolley to  
run through the tract between Rahway  
and Plainfield.

The company will run excursions to-  
morrow from the Pennsylvania Rail-  
road stations at 11:30 and 12:30 o'clock.

Rise at South New York.

William E. Harmon, of Wood, Har-  
mon & Co., announces that prices of  
all lots in South New York will be ad-  
vanced on Sept. 2.

"We are finding a briskly growing  
demand for property there," said Har-  
mon yesterday. "People are investigating  
realty conditions around New York for  
themselves. Figure it out. Prices in  
South New York are so much lower—  
distance, improvements and transpor-  
tation considered—than in any other part  
of the city, that the man who intends  
to purchase a home for his own use  
or for investment, finds the amount  
of money will buy at least twice as  
large a plot in South New York as he  
can secure elsewhere."

Among other items in Wood, Harmon  
Co.'s sales-bulletin for the week was  
an attractive semi-suburban tract  
near Harwood avenue, near Grand avenue,  
South New York, and one on Glenwood  
avenue, between Grand avenue and  
Highland avenue.

Tea House at Harmon.

The Nikko Tea House at Harmon,  
on the north line of expansion, is com-  
pleted. It is attracting driving parties  
to the forthcoming parties in that section  
of Westchester.

Clifford E. Harmon, of Wood, Har-

mon & Co., has spared no expense to  
make it a picturesque resort. It can be  
reached from New York by a trolley  
down Benedict Boulevard to Tarrytown  
Drive. The roads are good.

Buy at South Ozone Park.

On Long Island, the David P. Leahy  
Realty Company reports that the past  
week has been the busiest since the  
opening of South Ozone Park. Thirty-  
one lots were sold last Sunday. On  
Thursday there was a crowd on the  
grounds until after 7 o'clock and twelve  
lots were sold after 5 o'clock.

The week's latest purchasers in lots  
there included Oliver P. Clark, \$700;  
Hugh Fitzgerald, \$200; J. J. Cameron,  
\$175; E. J. Brookman, \$100; David Re-  
gelman, \$100; P. R. Lester, \$40; Mr.  
Latini, \$10; Joseph Collins, \$40; J. H.  
McClure, \$25; Brooks E. Bowers, \$25;  
Elmer Hoffman, \$15; James A.  
Smith and R. H. Baldwin, three lots  
each as sites for homes; R. N. Ham-  
ilton, \$15.

Inter-Suburban Realty Company sold  
many lots in Kings Highway Park,  
Flatbush. The lots are within a short  
distance of the Kings Highway and  
station of the Brighton Beach Elevated  
Railroad.

To Divide \$150,000.

Isbell Realty Company, owners of  
6,000 lots at Massapequa, L. I., an-  
nounced that it would give \$150,000  
to customers. President J. L. Isbell said  
yesterday: "We have discharged all  
agents and notified brokers handling  
sections of our properties on condition  
that all contracts have been revoked.  
In the future the business will be han-  
dled directly from the company's office.  
We figure that this saving will be over  
20 per cent, or about \$150,000. We have  
grown tired of paying the middlemen  
and have decided to give this enormous  
saving to the public by reducing our  
lot prices. Furthermore, we feel cer-  
tain that Long Island values will in-  
crease from 150 to 200 per cent. within  
the next year. This is figured on the  
basis of the increase in values within  
the past two years; the investment by  
the Pennsylvania Railway of millions  
in improving the track and the sub-  
stations at the Battery under East River,  
and New York's growth at the rate of  
\$50,000 population a year."

Mr. Isbell said he would return the  
purchase price, with 6 per cent. interest,  
to any lot-buyer who was not satisfied  
with his property after one year.

Massapequa a Home Centre.

That New Yorkers are in close touch  
with rapid transit conditions is shown  
by the heavy buying of home sites.  
The Queens Land and Title Company  
reports that the great majority of buy-  
ers at Massapequa during the past  
few months have been home-builders.  
They say Massapequa is sure to become  
the great home centre of suburban New  
York.

The Queens Land and Title Company  
has spent vast sums in laying a founda-  
tion for the future suburban city. Pur-  
chasers of home sites demand all city  
improvements and conveniences. They  
buy where such improvements will be  
instigated by the developers themselves  
without cost to the lot-owners. The  
company in planning its city foresaw  
these requirements and thus paved the  
way for the popularity of that suburb.

REAL ESTATE FOR SALE—  
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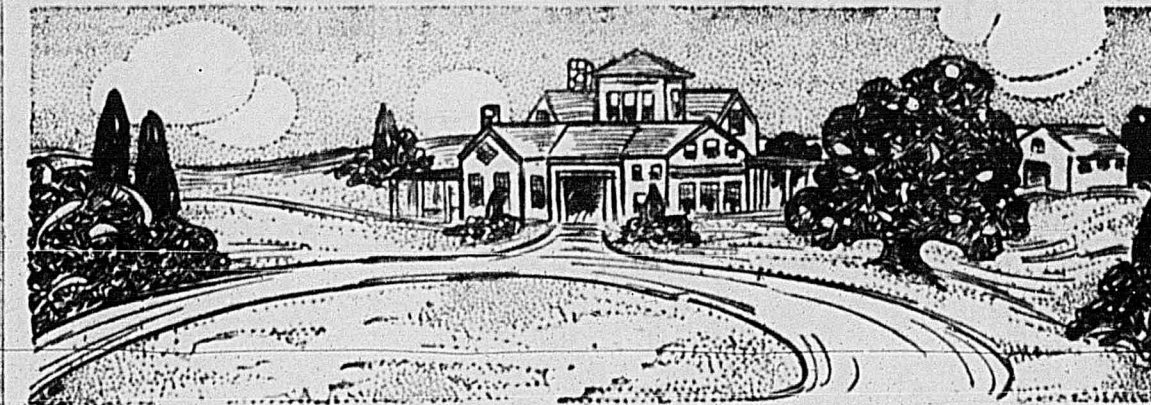
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# ALL CARS TRANSFER TO Bloomingdale's LEXINGTON TO 3RD AVE 59TH TO 60TH ST



## WE WANT YOU TO COME OUT TO WILMONT PARK

To See the Beautiful Home Sites To-morrow, Sunday.

Convenient Trains leave Grand Central Station (43d Street  
and Lexington Avenue) on Sunday

At 11.36 A. M., 12.48, 1.36, 2.36 and 3.36 P. M.

and the station at 125th Street ten minutes later.

TRANSPORTATION COSTS YOU NOTHING.

Our representatives, wearing badges bearing the words "Bloomingdale's Wilmont Park,"  
will be at both the stations for all the trains to hand you a round trip ticket.

PRICES FOR FULL CITY LOTS, 25x100

FEET, IN BEAUTIFUL, HEALTHFUL

WILMONT PARK COMMENCE AT

ON A VERY EASY PAYMENT PLAN;

NO INTEREST—NO TAXES—NO OTHER EXPENSES WHATEVER

During Period of Payments.

Be Sure to Come Out to Wilmont Park To-morrow, Sunday.

Selling Agent for the  
New York and Westchester  
Town Site Co., Etc.

Real Estate Department

Bloomingdale Building, Near Lexington Ave., 59th St. Side.

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# THE EARLY

8, 18, 20, 22, 24, 26 and 28 West Fourteenth St.  
7, 9, 11, 13, 15, 17, 19, 20, 21, 22, 23, 24, 25, 27 and 29 West Thirteenth St.

Monday Begins Our

AUGUST SALE OF

Blankets and Housekeeping Dry Goods

SALES DEPARTMENTS INCLUDE:

Blankets	Muslins	Linens	Curtains
Comfortables	Sheets	Towels	Upholstery
Spreads	Pillow Cases	Towelings	Rugs
Scarves and Shams	White Goods	Silverware	Soaps
	Art Embroideries	Cutlery	

Prices and Particulars in

Sunday's World and Other Newspapers.

REAL ESTATE FOR SALE—  
QUEENS.

REAL ESTATE FOR SALE—  
QUEENS.

238 Lots Sold in 23 Days

39 Lots Sold Last Sunday

—IN—

SOUTH

OZONE PARK

The Reasons Why They Are Selling So Fast:

- Terms Easy—\$9 Cash and \$1 Per Week.
- It is 30% cheaper than anything on the market.
- Only 7 minutes from Brooklyn on electric line.
- Every buyer has recommended it to brother, sister or neighbor, who have bought.

Fifth and Very Important:

After you make the first payment of \$9 on your lot you  
can build a temporary home on rear of lot, and the money you  
would spend for rent will pay for house and lot.

HOW TO GET TO SOUTH OZONE PARK.

Take Fulton St. "L" at Brooklyn Bridge to the end of the  
line, where our representative will meet you, or take Hamburg  
Avenue or Ralph Avenue cars and transfer to Bergen Street.  
Branch Office, end of Bergen Street line.

Where FREE AUTOMOBILES Will Leave Every  
Our Five Minutes

David P. Leahy Realty Company,

LIBERTY AND WILLIAM STREETS.

Free Lunch. Everybody Invited.

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\$15,000,000

NEW YORK CITY

Four (4%) Per Cent.

GOLD TAX EXEMPT STOCK AND BONDS

Issued in Coupon or Registered Form.

Interchangeable at will after purchase.

To be Sold Monday, August 12, 1907

At 2 o'clock P. M.

AS FOLLOWS:

\$13,000,000 Corporate Stock, Payable May 1, 1907

2,000,000 Assessment Bonds, Payable May 1, 1917

EXEMPT FROM TAXATION, EXCEPT FOR STATE PURPOSES